

The Eastern & Western Land Corporation, Limited

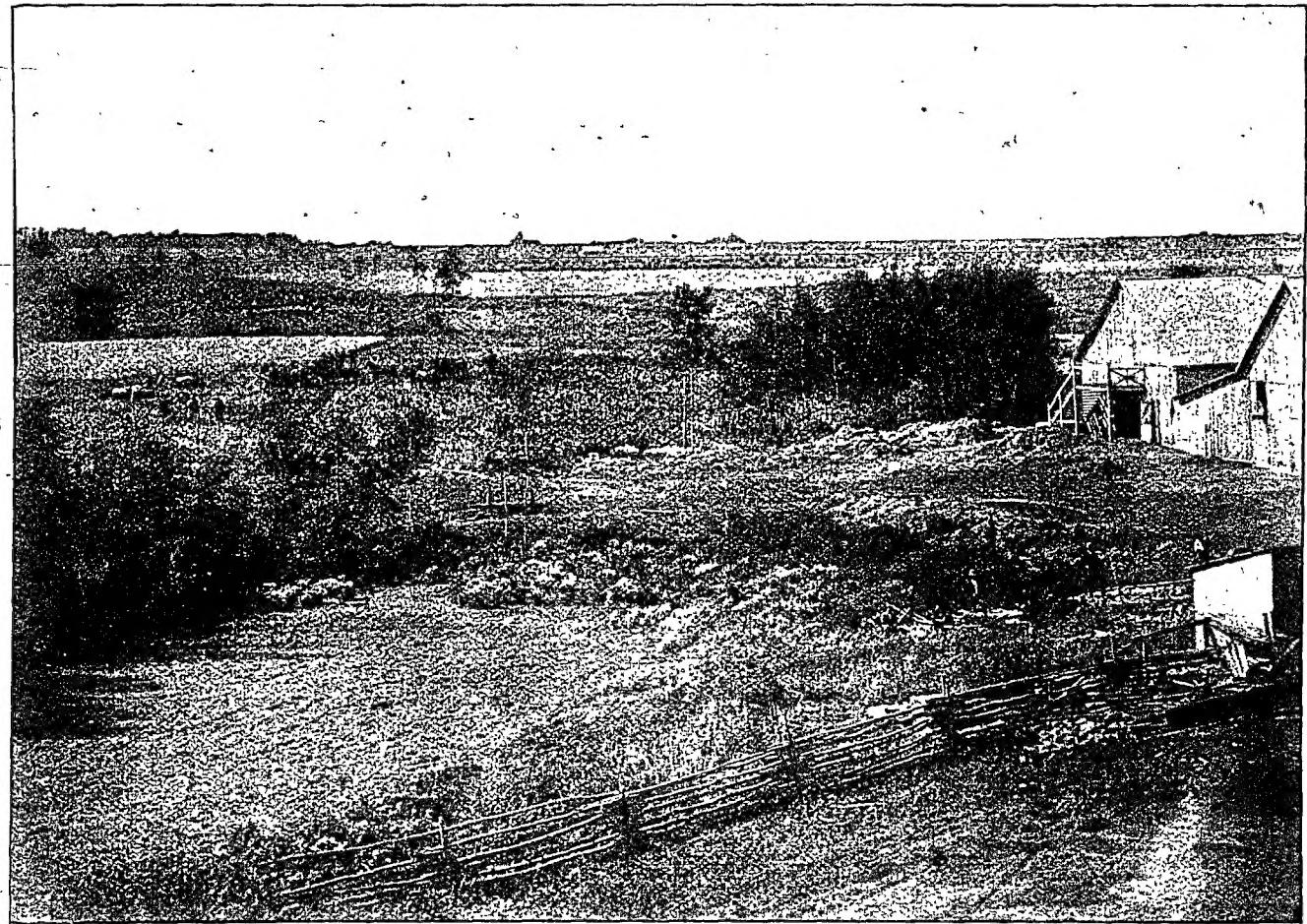
Incorporated under The Ontario Companies' Act

Capital, \$1,000,000, divided into 10,000 shares of \$100 each.

OFFICERS AND DIRECTORS

- President :** THOMAS LONG, Esq., Director The Toronto General Trusts Corporation, Merchants Bank of Canada, Northern Navigation Company, etc., etc.
- Vice-Presidents :** HON. GEORGE E. FOSTER, Managing Director The Union Trust Company, ex-Finance Minister of Canada.
HON. ROBERT WATSON, Senator of Dominion of Canada, ex-Minister of Public Works, Manitoba.
- Directors :** J. J. FOY, Esq., K.C., M.P.P., Director The Dominion Bank, The Toronto General Trusts Corporation, National Life Assurance Company, Niagara Navigation Company, etc., etc.
COL. JOHN I. DAVIDSON, President The Davidson & Hay, Limited, Director Union Trust Company.
W. T. MURRAY, Esq., Vice-President W. A. Murray & Company, Limited, Director Home Savings and Loan Company.
W. J. HAMBLY, Esq., President The Canadian Savings Loan and Building Association.
JOHN ARBUTHNOT, Esq., Mayor of the City of Winnipeg.
HON. MR. JUSTICE PRENDERGAST, Judge Supreme Court North-West Territories.
- Secretary :** JAMES TURNER SCOTT, Vice-President Canadian Savings Loan and Building Association.
- Bankers :** THE MERCHANTS BANK OF CANADA.
- General Solicitors :** MESSRS. SCOTT & SCOTT, Toronto.
- Western Solicitor :** J. T. HUGGARD, Esq., Winnipeg.
- Trustees :** THE UNION TRUST COMPANY.

All applications for stock are to be made to The Union Trust Co., Limited, and cheques for payment thereon should be made to the same Company.



A Saskatchewan Farm. Harvesting hands going to work.

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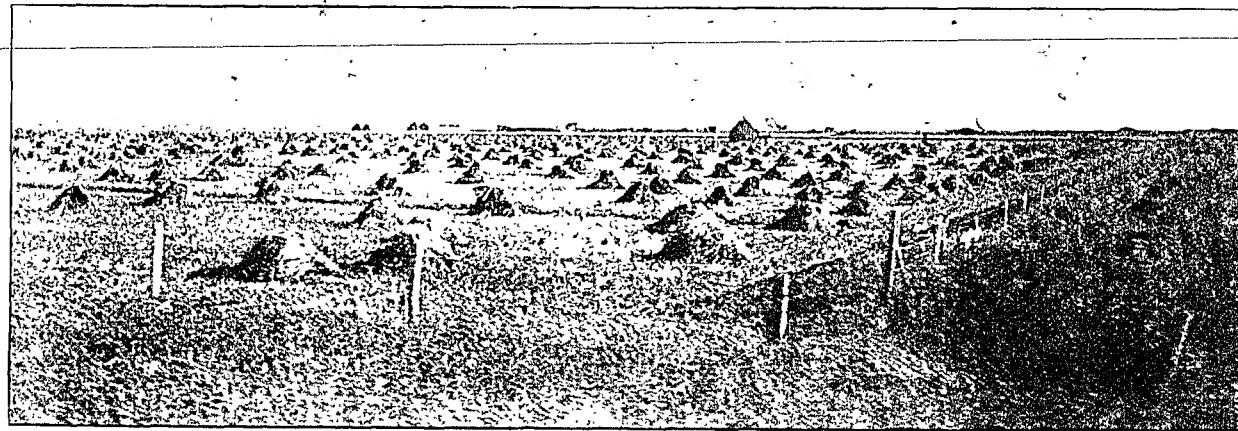
THIS CORPORATION has been formed to deal in Western Lands. The future of the great Western portion of our country is now assured. Settlers are pouring in, and the eyes of the Eastern people are being turned steadfastly to the West—the land of boundless possibilities and of future prosperity.

For many years past capitalists of the Eastern States invested in lands in the great Western portion of their country, and with such success that lands in Iowa, for instance, that twenty years ago sold for less than \$5.00 per acre, are now selling for \$50.00, \$60.00, \$75.00 and \$100.00. Many men thus accumulated fortunes with but a minimum of outlay.

But the Western States are now practically filled up, and there is no longer room for speculation in the lands of that great country. As a consequence, the people of the United States are looking for new fields and seeing the great resources of our Great West, are now turning their attention that way in ever-growing numbers and increasing their investments therein.

Syndicates of their capitalists are, day after day, buying huge blocks of land in Manitoba and the North-West Territories, and holding for the rise which they know is bound to come. In addition many American land companies have been and are being formed for the sole purpose of dealing in these lands, and, indeed, the largest investors in lands in the Province and Territories at the present time by all odds are these companies.

The Saskatchewan Valley Land Company of St. Paul, Minnesota, purchased over One Million acres of land in the Saskatchewan Valley, of which they have already this year sold over 900,000 acres. The Haslam Land & Investment Company owned about 300,000 acres, of which they have, after one year's operations, less than 50,000 acres left for sale. In addition to these, The North-West Colonization Company of St. Paul, which owned nearly



A Typical Western Wheat Field.

one million acres, has made large sales covering hundreds of thousands of acres, while many other American companies, syndicates and individuals hold immense interests in our Great West Country, and are daily increasing them, and indeed almost the entire profit from dealing in North-West lands up to date has been made by shrewd Americans who saw the future of our own country before the Canadians saw their own opportunity.

We feel, therefore, that it is full time a Canadian company was formed to operate along these lines, and share in the profits to be made in investments in western lands.

The Government reports show that immigration to the West is increasing daily, and no one now feels any doubt but that that country will rapidly fill up; consequently lands purchased now are certain to return a handsome profit on the investment. There is no element of risk connected with this investment, as the sole purpose of the Company is to buy and sell lands, and nothing of a hazardous nature is permitted by our Charter.

An investment of this kind should appeal especially to the farmer, as he well knows that land is the basis of all security, and knowing the country and its certain future, he must also be aware that our operations are bound to result in a profit to the shareholders.

Many Ontario private individuals have, during the past year, been dealing in these lands on their own account, and have invariably met with success in their operations. Our plan is only an extension of this principle.

THE BIG QUILL PLAINS

After a careful inspection of the whole of the North-West Territories, we fixed upon what is known as the Big Quill Plains as being by all odds the best lands in the whole North-West, and we have secured options upon a block of about 125,000 acres in that district.

In choosing lands many considerations enter into the reasons for the choice. Of these the question of railway communication, after ascertaining the quality of the soil, is perhaps the most important. As will be seen

by the accompanying map, our lands will lie along and between the Prince Albert extension of the Canadian Pacific Railway and the transcontinental line of the Canadian Northern Railway, thus assuring to the farmers in our district the immense advantage of two competing lines of railway, each within easy access to their farms.

Our lands are principally open prairie lands covered with a heavy growth of grass. The soil is a rich, black vegetable mould from one to two and one-half feet deep, supported by the famous chocolate-colored clay subsoil. This is the finest soil known to Agriculture for grain growing, and is that which produces the famous hard wheat of the world.

Water. This is always one of the most important questions to be ascertained by the farmer in choosing land. Good soil without good water is worse than useless. The many fresh water lakes and the numerous springs and brooks passing through our territory assure to the settler plenty of sweet water at all times, while the best of water can be had any place in the district by digging from eight to twenty feet. There is no portion of the North-West Territories better situated in this respect than our lands. In a word, we claim to have the best lands in the Great West, with the best of soil, and best of water, plenty of grass and hay, plenty of timber for fire-wood and fence-rails, and given these things with good railway communications by competing lines, we think our contention will be admitted.

As showing the quality of our lands, the following report of the inspector sent by the Manitoba Government to inspect and report on these lands is of interest. The report is as follows:

REPORT OF INSPECTION—MANITOBA & NORTH-WESTERN RAILWAY LAND GRANT

“To the Honourable the Provincial Land Commissioner:—

“Sir,—I beg to submit the following report on the inspection of that portion of The Manitoba & North-Western Railway Company's land grant lying east of Range 7 west of the Second Meridian.

“The inspection was begun in the month of June, 1901, starting our work in Township 23, Range 9, West Second, and working northwards through the surveyed townships to Township 34, the northern boundary of the District of Assiniboia.

" Proceeding westward with our inspection along the north shores of the Quill Lakes, we opened into an open belt or prairie comprising three or four townships of land of a very rich quality. The soil is a clay loam, averaging three or four feet in depth, with a clay subsoil. The surface is slightly rolling, free from scrub and not cut up with sloughs. The district is also well watered, several streams running through these townships into the larger lakes.

" Working north and westward we passed through a district more broken up and more rolling than that immediately north of the lake until we came to Lake Lenore, which district may be styled as the garden of The Manitoba & North-Western land grant. After having examined the available land grant, and having taken careful field notes of some 600,000 acres, we had no hesitation in selecting our lands from that part of The Manitoba & North-Western Company's land grant lying north of the Quill Lakes in the District of Saskatchewan, extending from the Nut Mountains at the east side to Dead Mouse Lake on the west. Although this belt is only blocked out into townships or sections, we were very careful in culling out any inferior townships or sections, as every section was gone over carefully.

" Although the greater part of the lands selected would be best adapted for mixed farming, yet there is a large area of land north of the Quill Lakes and south and east of Lake Lenore which would be first-class wheat land. This district comprises some 200,000 acres, and only lacks railway facilities to make it one of the richest and best farming districts in the North-West. This block, as will be seen from the accompanying map, is along the proposed railway route of The Manitoba and North-Western Railway. I might here also note that it was late in September before the first frost came, and from what could be learned from a rancher in that district it was not liable to early frosts. One very noticeable feature about these lands is that all the townships are free from surface stones.

" Referring generally to that portion of the railway company's land grant which we have selected, I would make the following observations on the soil, water, hay and timber :

" **Soil.** The soil is uniform in character, a very rich clay loam varying in depth from one and one-half to two and one-half feet, with a clay subsoil.

" **Water.** The district is well watered, including several streams, small lakes and sloughs. Good water can be had all over the district by digging say from ten to twenty feet.



Harvesting in Saskatchewan. Binders at Work.

"Grass or Hay. There is a luxuriant growth of grass all over the district, showing the rich nature of the soil. In the scrubby parts, where the fires have passed over, the pea vine grows to a great height. With the exception of part of three or four townships immediately north of the Big Quill Lakes, there are hay sloughs scattered all over the district, grass growing to a height of six feet and from ten to one hundred tons of hay in each slough.

"Timber. There is a considerable quantity of fire-wood in nearly all the townships, although only a small quantity could be classed as building timber; still there is a sufficient supply for settlers' use of fire-wood and fence-rails:

"In my opinion I would consider all of these lands of a very fine quality and a very valuable asset to the Province, only awaiting railway facilities to place them on the market, when, no doubt, a great rush would be made into that district and all the lands would be speedily disposed of.

"Accompanying this report is a map showing the Manitoba & North-Western land grant, the district examined, and the lands selected.

"Respectfully submitted,

"(Signed)

JOHN WHITFORD,

"Inspector."

Mr. J. M. Savage, the Mayor of Rat Portage, Ontario, visited the Big Quill Plains in September, 1902, and of these lands he says: "I was very favorably impressed with the country, the soil being a uniformly rich black loam with a clay subsoil. Two railways are being constructed into and through the districts, and on their completion I predict a rapid immigration into the country."

Mr. F. M. Wilsey, Assistant Land Commissioner of the Northern Pacific Railway Company, St. Paul, says: "I am astonished and delighted beyond measure at what I have seen of the Canadian North-West. This is a great country. It is as sure to go with a rush as that the sun will shine. Nothing can stop it."



Stacking Wheat in the West.

Mr. Charles Vokes, Deputy Land Commissioner of the Manitoba Government, who knows these lands intimately, writes as follows:

"PROVINCIAL LANDS DEPARTMENT, MANITOBA.

" WINNIPEG, December 1st, 1902.

"SIR,—I am in receipt of a letter dated the 29th ult. from Mr. J. T. Huggard, in which he asks me for a letter stating the nature and quality of the lands controlled by you in what is known as the Big Quill Plains. In reply I would say that I am not in a position to give you details of each section, but I can give a fairly general report of the district.

"The lands controlled by you were originally taken over from The Manitoba & North-Western Railway Company by this Government and were selected under my supervision in 1899. The general impression formed by the trip taken at the time of selection was one of surprise at the large extent of fine land, possessing every attraction to those seeking homes and lacking only a better means of access.

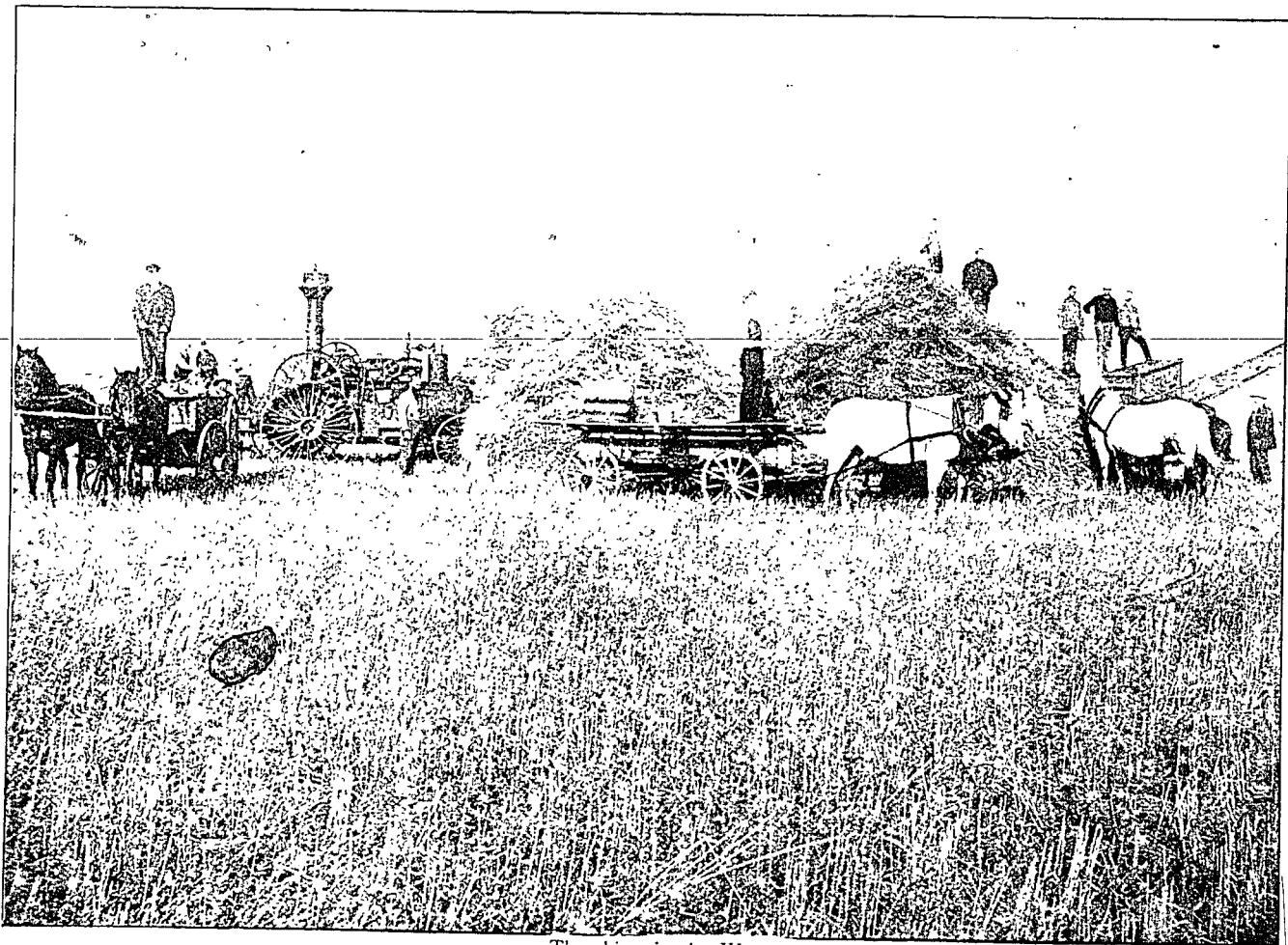
"The whole area of land in the Big Quill Plains would be approximately, I think, 750,000 acres. There are in the district about 200,000 acres of land either clear open prairie or sufficiently open to be plowed. The balance is either bluff or covered with light poplar and willow scrub. None of it is heavily wooded, but there is sufficient to supply the average wants.

"Among the advantages which the district possesses are :

"1. **Excellent Soil**—being black loam from one to two feet in depth on a clay subsoil.

"2. **Water.** An abundance of good water by digging from fifteen to twenty feet. (Messrs. Thom, Sketchley, Hume and others, who are now located in the district, have succeeded in striking good water at about twelve feet), the water in Soft Bottom Creek, Pill Creek, Westo Creek and Iron Spring Creek being of excellent quality.

"3. **Climatic Advantages.** At the time of my visit, in September, the appearance of the vegetation of the Plains showed there to be practically no frost up to that time. From the growth on the prairies it would appear that this district enjoys an immunity from summer frosts greater than in most districts, either in Manitoba or the North-West Territories.



Threshing in the West.

"4. **Hay.** Among the advantages this part of the country has for cattle raising are hay meadows, miles in extent, adjoining the Big Quill Lake on the north and running back north from the lake about half a mile. There are large areas of fine hay east of Lake Lenore. The grass on the uplands is very luxuriant, owing to the rich nature of the soil, and affords excellent pasture for the cattle.

The Manitoba & North-Western Branch of the Canadian Pacific Railway has this season graded about fifty miles, which leaves about fifty miles more to be graded before reaching the Quill Plains.

The Canadian Northern Railway has been located north-west of the lakes about nine miles, and it is confidently expected to reach Battleford before the beginning of the winter of 1903. The grading has already been completed to the provincial boundary.

"In my opinion, the Big Quill Plains is one of the best districts in the North-West, and I have no hesitation in predicting a big rush of settlers to that part next season.

"Yours truly,

"(Signed)

C. VOKES."

Mr. Malcolm Hume, a settler on the Big Quill Plains, writes as follows:—

"BIG QUILL PLAINS, Nov. 20th, 1902.

"Sir,—In reply to your enquiry asking my opinion of the country lying between Big Quill Lakes and Lake Lenore I would say that I am a squatter on Section 14-35-17-W. 2nd. I have resided there since the beginning of August last.

"In my opinion the Quill Plains is one of the largest and best districts of good land I have seen in all my travels. I was formerly farming at Grandview, in the Dauphin District, but consider this district far ahead of Gilbert Plains. It comprises an area of from a half to three quarters of a million acres all of which is of a good quality. In most cases the soil is a black loam from one to two feet in depth on a white clay subsoil. One of the great advantages is that there is an abundance of pure water obtainable by digging from ten to fifteen feet. A number of small creeks containing pure water run from north to south into the Quill Lakes. My well is situated about one mile from the lake shore, and I have been able to obtain all the water necessary for my stock. My



A Western Sheep Farm.

neighbors who live from four to six miles have also been successful in getting water of a good quality at less than twenty feet.

"The Canadian Northern and C. P. Railways are being built through the Plains and on their completion I feel satisfied that there will be a rapid immigration into this district. Any one coming to Canada with the purpose of farming can make no mistake if he comes to the Quill Lake District as there is everything to be obtained that a farmer requires, that is, hay, wood and pure water."

"Yours truly,

"(Signed) MALCOLM HUSTE"

Mr. M. H. McLeod, the Chief Engineer of the Canadian Northern Railway, who is familiar with the whole North-West, writes as follows:—

"MACKENZIE, MANN & CO., LIMITED.

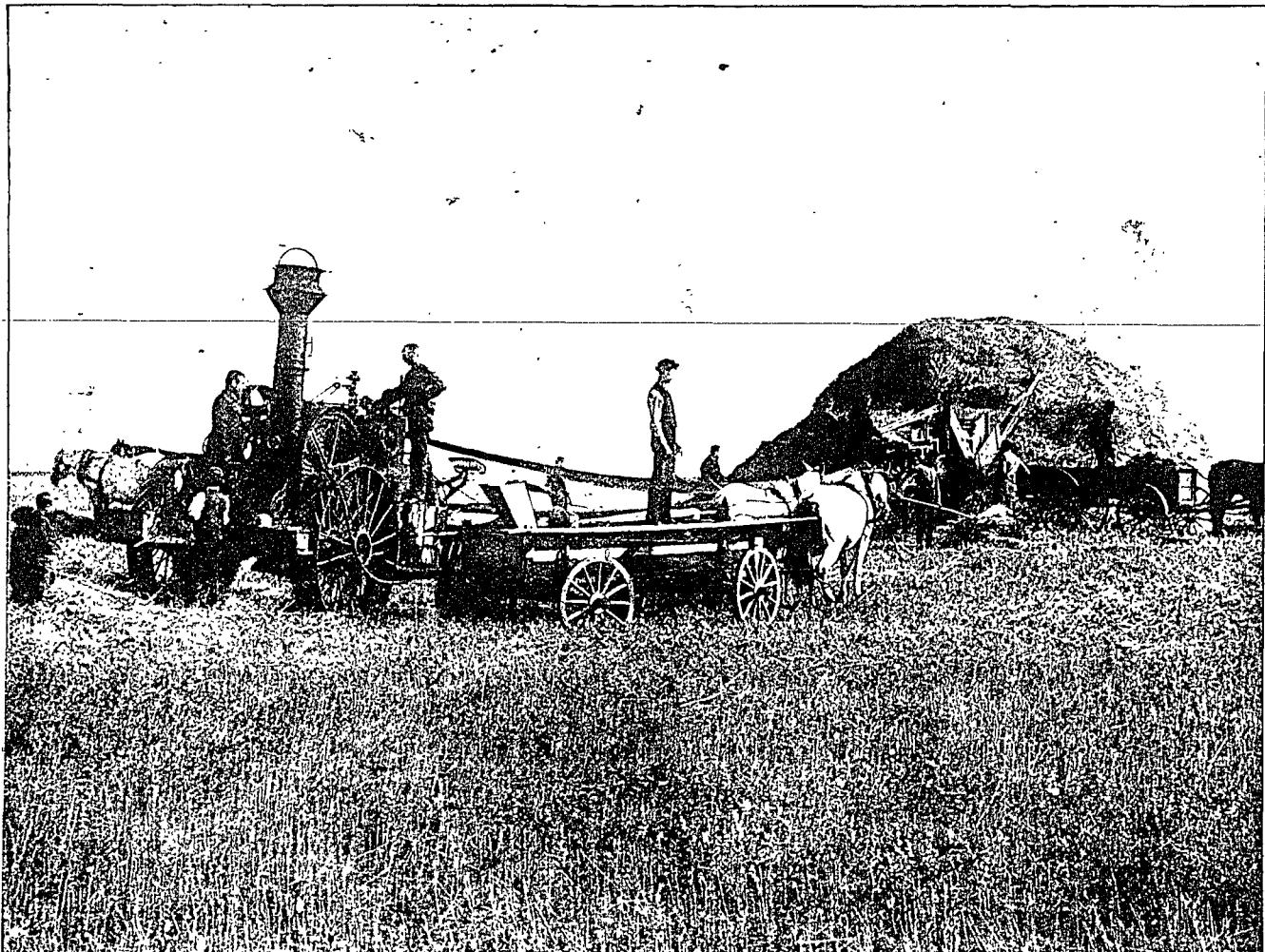
"ENGINEER'S OFFICE,

"WINNIPEG, MAN., DEC. 6TH, 1902.

"Dear Sir,—Referring to yours of the 5th inst., asking me for a statement as to the quality of land along the line of the Canadian Northern Ry. from the present end of grade in Township 27, Range 29 W. to the South Saskatchewan River. From the end of grade in Township 27 R. 29 W. to Tp. 33 R. 9 W. 2M. is good farming land extending for miles on each side of railway line. From Range 9 to Township 34 R. 11 W. the land is good to the north of line but considerably broken with lakes to the south and probably more adapted for mixed farming or ranching than growing wheat. From Range 11 W. 2 M. to Township 37 R. 24 W. 2 M. is good farming land, that portion lying to the northwest of the Big Quill Lake is in my opinion equal to the Portage Plains with the advantage of timber within a reasonable distance. From Township 37 R. 24 to the South Saskatchewan River in Township 38 R. 4 W. 3 M. the country is more rolling, interspersed with small lakes, a portion of which is good farming land and the balance well adapted for mixed farming or ranching.

"Yours truly,

"(Signed) M. H. MCLEOD,
"Chief Engineer."



Another Western Threshing Scene.

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The Report of The Canadian Pacific Railway Directorate presented to the shareholders at the annual meeting of that Company held on March 29th, 1902, shows that the land sales for the preceding year had been by far the largest in the Company's history, the sales for the last eight months of the year being 778,903 acres for \$2,482,702. This is at the rate of 1,200,000 acres per year, and if to this be added the sales by the Dominion and Provincial Governments, and Land Companies, Syndicates and private individuals, it can be readily seen how enormous is the growth of the country.

The greatest land company controlled by Canadians and dealing in North-West lands is The Canada North-West Land Company. The stock of this Company is of the par value of \$25.00 per share; one year ago the stock stood in the market at \$26.00; to-day it is selling at \$225.00. Could any greater evidence be offered of the wisdom of investing in North-West lands?

THE TREND OF IMMIGRATION

Few people in Eastern Canada realize the enormous proportions to which the influx of people from the United States to Canada has grown. Thousands upon thousands of Americans have come into our Great West country this year, and many more thousands will come in next year, and so on each succeeding year in ever-increasing numbers, for they have realized the immense resources of our country before we have ascertained them for ourselves. Surely we need not leave all the harvest of money in lands to be made by our American cousins, shrewd though they be.

This influx may be called a migration rather than immigration. The farmer in the East buys the land of the farmer in Illinois at \$150.00 per acre; the Illinois farmer sells and moves to Iowa, where he in turn buys at \$100.00 per acre; the Iowa farmer disposes of his property and migrates to Southern Minnesota, where he buys at \$50.00 per acre; the farmer of Southern Minnesota moves to Northern Minnesota and the Dakotas, where he purchases at from \$8.00 to \$35.00 per acre, while the owner of the land in Northern Minnesota and the Dakotas comes into Western Canada, where he buys better and more productive lands than any of these at from \$8.00 to \$15.00 per acre; and so the movement, which is to fill our great country, goes on.

**DON'T BE SKEPTICAL
BE A CANADIAN AND BELIEVE IN YOUR OWN COUNTRY
IT WILL BE TO YOUR ADVANTAGE**

Lands in the Canadian North-West will increase in value year by year.

Do you believe that The Grand Trunk Railway, The Canadian Northern Railway and Trans-Canadian Railway would all build lines across the Canadian Country to compete with the Canadian Pacific Railway unless the Directors of these roads believed implicitly in the future of the country, and these are the capitalists and the most farseeing men of our country? Did it ever occur to you that nine-tenths of the wealthy farmers of to-day are those who bought land in their own communities when it was cheap?

Has it occurred to you that the Americans are coming into this country in thousands? Have you realized that there are few more good lands available in the States? That with the population of the States increasing by leaps and bounds they must find some outlet? The population doubles every twenty-five years. In the next twenty-five years seventy-five million people can come from the United States to Canada and the United States will still be as thickly populated as to-day. In the next five years the United States will send into Canada many hundreds of thousands of people, and this does not of course take into account the large and increasing immigration from Europe and Great Britain. Have you thought what this means for Canada and Western Lands?

Don't be skeptical. Invest in Western Lands.

FACTS ABOUT THE NORTH-WEST TERRITORIES OF CANADA

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| 1. Grand soil. | 10. One crop often pays for the land and improvements. |
| 2. Grand crops. | 11. Western Canada is bound to become the greatest wheat producing country in the world. |
| 3. Grand climate. | 12. It has a soil specially adapted to the growing of wheat. |
| 4. Cheap lands. | 13. The climate matures the plant rapidly. |
| 5. Good markets. | 14. The wheat never rusts. |
| 6. Good churches and schools. | 15. There are no insects to destroy the grain. |
| 7. Good railway facilities. | 16. There are no noxious weeds to hinder its growth. |
| 8. Good water. | 17. Canadian No. 1 Hard is the standard of the world. |
| 9. Contentment and prosperity. | |

18. Canada—The Granary of the World.

The Eastern & Western Land Corporation, Limited

After you have perused the foregoing pages we feel satisfied that you will be convinced of the soundness of an investment in Western lands, and we have therefore the greatest confidence in submitting to the public the stock of The Eastern & Western Land Corporation, Limited. Arrangements are being made for large purchases of Government and other lands, and as the Company has the assistance of expert and capable persons in the various districts in which it proposes to operate, no lands will be purchased except after a careful and thorough report. Owing to the extent of the Company's dealings we will, of course, be in a position to take advantage of propositions which private individuals would neither have the opportunity, nor the influence, nor the necessary capital to grapple with.

The Eastern & Western Land Corporation, Limited, is incorporated under the laws of the Province of Ontario, with a capital of One Million Dollars divided into ten thousand shares of One Hundred Dollars each. Five thousand shares of the par value of Five Hundred Thousand Dollars are now offered to the public for subscription at par, 25% to be paid in on application, 10% in 30 days, and the balance in instalments when deemed necessary by the Directors.